



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	FERRIS JONATHAN M
Owner 2:	FERRIS KRISTEN B
Owner 3:	
Street 1:	38 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MARTIN III - CHARLES S
Owner 2:	HOLDEN - BOWEN D
Street 1:	38 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1865, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40946.4		SQUARE FE	PRIME SITE		0	8.08	1.668	R4									551,734						551,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	714,000	18,400	0.940	551,700	1,284,100
Total Card	714,000	18,400	0.940	551,700	1,284,100
Total Parcel	714,000	18,400	0.940	551,700	1,284,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		435.14	/Parcel: 435.14

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	07/25/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	714,000	18400	.94	551,700	1,284,100	1,284,100	Year End Roll	9/28/2017
2017	101	FV	645,300	18400	.94	546,300	1,210,000	1,210,000	Year End Roll	9/29/2016
2016	101	FV	624,500	18400	.94	530,600	1,173,500	1,173,500	Year End Roll	1/14/2016
2015	101	FV	588,700	18400	.94	491,000	1,098,100	1,098,100	Year End	10/2/2014
2014	101	FV	563,100	18400	.94	457,500	1,039,000	1,039,000	Year End Roll	1/23/2014
2013	101	FV	547,800	18400	1.	448,900	1,015,100	1,015,100	Year End Roll	10/25/2012
2012	101	FV	380,000	4300	1.	466,200	850,500	850,500	Year End	1/26/2012
2011	101	FV	412,500	4300	1.	482,100	898,900	898,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARTIN III, CHAR	63683-557		5/30/2014		1250000	No	No			
FROST RAINER L,	57761-146		10/31/2011		1200000	No	No			
MARGER Y P. COLL	18699-297		11/18/1987		485000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/19/2009	4244	ROOF		C				strip & re-roof
12/22/1992	185	RENOVATI	20,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	SALES INSP	618	G BOURGAULT
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	J SMITH
2/4/1994	PERMIT VISIT	600	PA
12/17/1993	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

